

North Bottoms Neighborhood Focus Area Action Plan



Above: 1030 N. 8th Street - a typical "tidy" house in the North Bottoms Neighborhood.

Below: View of several typical houses along Claremont Street, between 12th & 14th Streets.



Introduction

An important neighborhood revitalization strategy in the City of Lincoln concentrates resources in small areas (12 to 30 blocks) called Focus Areas. This strategy was developed to achieve significant results in 3 to 5 years, encourage private investment and increase confidence in the area.

To become a Focus Area, a neighborhood must:

- be located in a low and moderate income area,
- show signs of decline such as deterioration of housing or public facilities,
- have a neighborhood association that wants to have a Focus Area and that is committed to working with the city to make improvements,
- be a visible area, near busy streets, public institutions (such as schools) or commercial areas, &
- be identified as an area of concern by other city departments.

Current Focus Areas all surround Lincoln's downtown and are in parts of the Everett, Near South, Woods Park, Downtown, Malone, and South Salt Creek neighborhoods.

In all Focus Areas, neighborhood committees worked with the City's Urban Development Department staff to identify issues and develop goals and strategies. These are summarized in an Action Plan for each area, a "blueprint" for revitalization for the next 3 to 5 years. A group of city staff, called the Focus Area Concept Team (FACTeam) included Public Works and Utilities, Building and Safety, Planning, Parks and Recreation, Health, Police, Aging and Urban Development. The FACTeam, like the neighborhood committees, also worked together to identify issues in these areas and to develop programs and strategies to improve the neighborhoods. The FACTeam brings

additional perspectives and resources to the revitalization of the Focus Areas.

The strategies for the North Bottoms neighborhood, including a map, are presented in the center and on the last pages of this Focus Area Action Plan. The neighborhood association, working with the City's FACTeam will continue to have a major role in implementing the Action Plan.

Acknowledgements

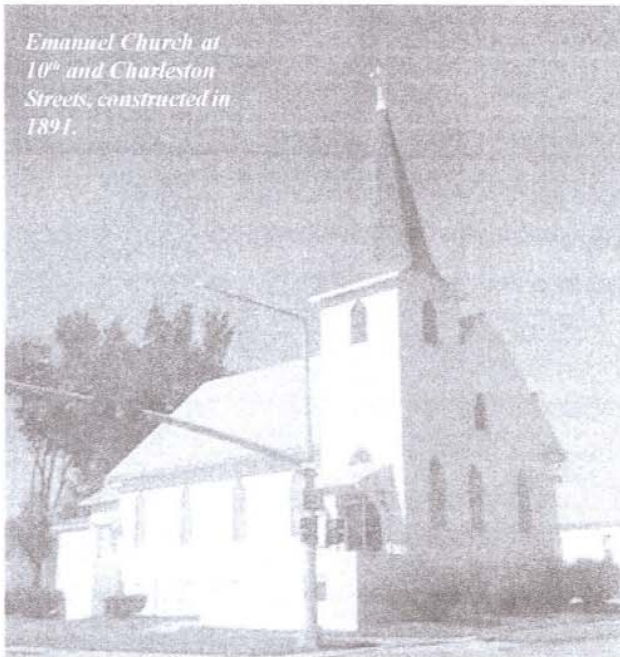
The North Bottoms Neighborhood Association, the committee for the development of the Focus Area Plan, residents in the Focus Area who provided their input, and the City of Lincoln Focus Area Concept Team (or FACTeam).

March, 2002

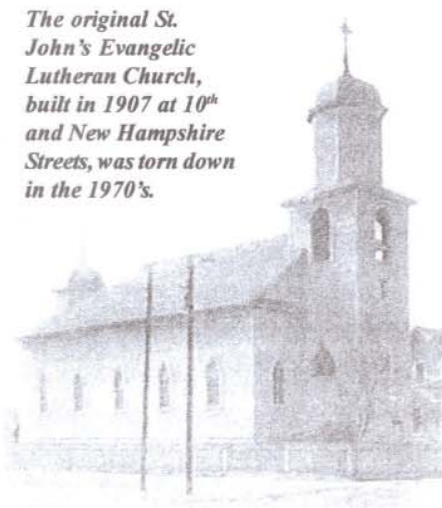
History



722 Y Street — one of many very small houses built by immigrants in early 1900's.



Emanuel Church at 10th and Charleston Streets, constructed in 1891.



The original St. John's Evangelic Lutheran Church, built in 1907 at 10th and New Hampshire Streets, was torn down in the 1970's.

The North Bottoms Neighborhood of Lincoln was settled by Germans from Russia, beginning in the 1870's. These immigrants were descendants of Germans attracted to Russia by Czarina Catherine the Great and her successors, who beginning in 1763 offered free land, exemption from military service and local autonomy to settlers. Many German farmers accepted the offer and formed villages along the Volga River and around the Black Sea.

These villages remained strongly German in culture for a century. Then in 1871 Czar Alexander II revoked the settlers' special status, removing their local autonomy and exposing them to military conscription. Germans from Russia soon began emigrating to Canada, South America, and the United States.

These immigrants were drawn to the Midwest by the availability of cheap land. But establishing farms required money and jobs were concentrated in cities. Lincoln became a major settlement point, especially because of the Burlington and Missouri River Railroad which recruited immigrants as passengers, land purchasers and workers.

Within Lincoln, most of the Germans from Russia took up residence in the "bottom" lands along Salt Creek, west of the downtown area. Plagued by frequent flooding, the land was inexpensive and close to the rail yards and other employers of unskilled laborers. The North and South Bottoms were separated by the growing industrial and warehouse area and by the tendency of settlers to cluster according to their villages of origin. North or "Norken" bottoms was occupied primarily by immigrants from the Volga villages of Norka, Kukkus, and Huck, while settlers from Frank, Balzer, and Beideck clustered in South or "Franker" Bottoms. There were nearly 6,000 Germans from Russia in the two Bottoms settlements by 1914.

Both areas developed into strong ethnic enclaves, with their own businesses, social organizations, churches, and schools. Small houses were built on long, narrow lots, and either imitated Old World models, or adapted American styles to fit familiar patterns. In the back yards, chicken coops, tiny barns, and summer kitchens recalled the agricultural outbuildings to which the settlers were accustomed.

Three separate German-language churches flourished in North Bottoms, while Hayward School provided public education (9th & Charleston Streets.). Hayward School is listed on the National Register of Historic Places for its special role in educating the Volga German "beet-field children." The sugar beet industry of central and western Nebraska depended upon Germans from Russia as a major source of seasonal labor. Burlington Railroad ran "Beet Field Specials" from Lincoln to the growing areas, transporting whole families to perform the various tasks. The "beet-field children" typically missed weeks of school at both the beginning and end of the regular school year, so Lincoln Public Schools devoted special programs at Hayward to these children, condensing the year's work into the available time. Truancy laws ended the practice in the 1920's

Although the descendants of the original immigrants from Russia have largely dispersed throughout the community and the nation, the North and South Bottoms neighborhoods recall the "urban villages" those people built to preserve their culture and to make homes in a new land.

The Focus Area

Most of the Focus Areas in Lincoln are comprised of portions of neighborhoods, ranging from 12 to 30 blocks in size. However, since the North Bottoms Neighborhood is geographically small and has clear physical boundaries, the entire neighborhood is a Focus Area. The neighborhood is bounded by Salt Creek on the north, the Burlington Northern Santa Fe Railroad on the south, Antelope Creek north to Court Street and 14th Street on the east, and Interstate 180 on the west.

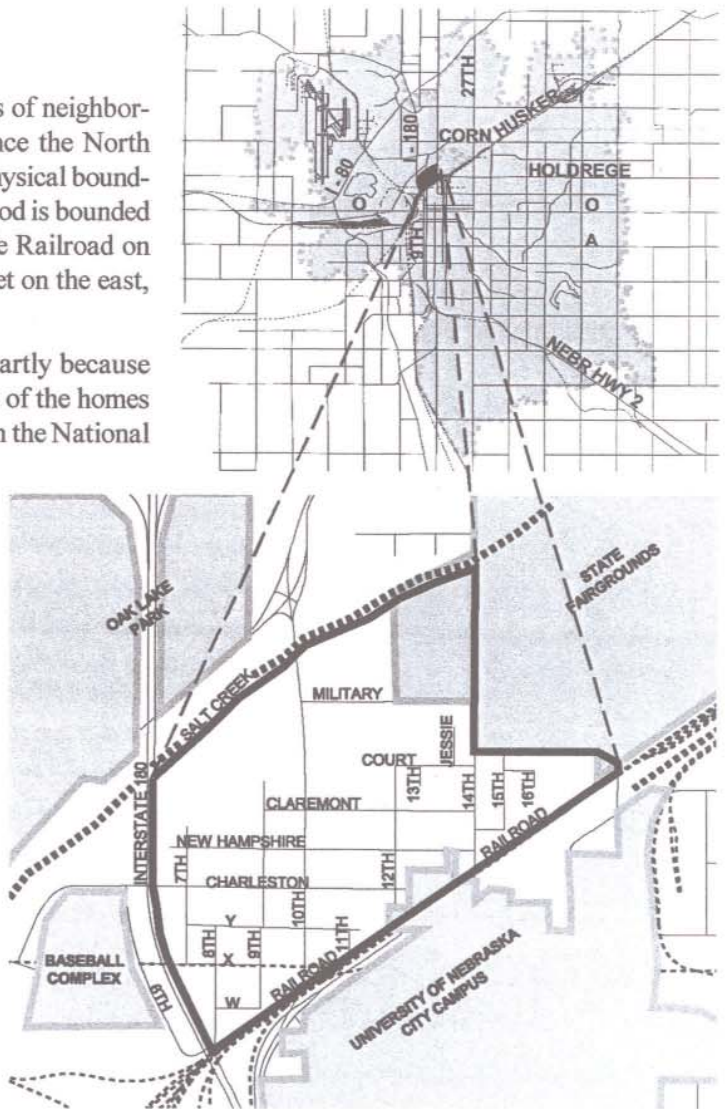
The neighborhood has been described as a “quaint village” partly because of its clear physical boundaries and the style and architecture of the homes located there. In fact, the neighborhood is eligible for listing on the National Register of Historic Places, based on a study completed in the 1970’s by two University of Nebraska-Lincoln (UNL) College of Architecture professors.

Several churches originated with the Germans from Russia and are local landmarks, adding to the character of the neighborhood. Faith United Church of Christ at 9th and Charleston Streets was constructed in 1901, Emanuel Church at 10th and Charleston Streets was constructed in 1891, and St. John’s Evangelic Lutheran Church originally built in 1907 at 10th and New Hampshire Streets.

The original St. John’s Church building, located on the corner of 10th and New Hampshire Streets, no longer exists. In 1927, a group broke from St. John’s Evangelic and built a new church at 14th and New Hampshire Streets, also called St. John’s. This church building was sold to the Latvian Lutheran Church in 1953 and sold again in 2001, to the Transfiguration Greek Orthodox Church. The original St. John’s Evangelic Lutheran Church was closed and, in 1966, merged with Faith United Church of Christ at 9th and Charleston Streets. Since the original St. John’s church building did not sell and its bylaws required that it be used solely as a church, it was demolished in the 1970’s.

Hayward School is another local landmark and is on the National Register of Historic Places. Once a school, it has been converted to condominiums. A unique historical feature of the Germans from Russia is the summer kitchen. Several of these neighborhood treasures still remain in North Bottoms and one at 1136 New Hampshire Street has been restored. There is also an historic landmark and mini-park at 10th and Charleston Streets. The Welfare Society, Inc. building at 1430 N. 10th Street is another neighborhood treasure. Built in 1927 for the “Welfare Society,” the original building permit identified it as a community house and library. Adding to the view of North Bottoms as a “quaint village,” the neighborhood has remained primarily residential in character, although some industrial and commercial land uses exist.

The location of the neighborhood is one of its greatest assets, making it a walkable neighborhood. It is within walking distance to downtown, the Haymarket, UNL city campus, the State Fairgrounds, Haymarket Park and Oak Lake Park.

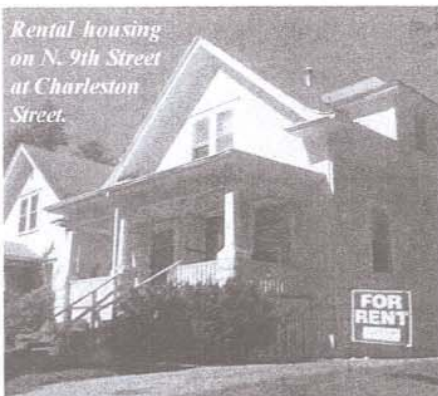


Above: The North Bottoms Neighborhood / Focus Area in context with the whole city and with surrounding features.

North Bottoms Neighborhood at a Glance

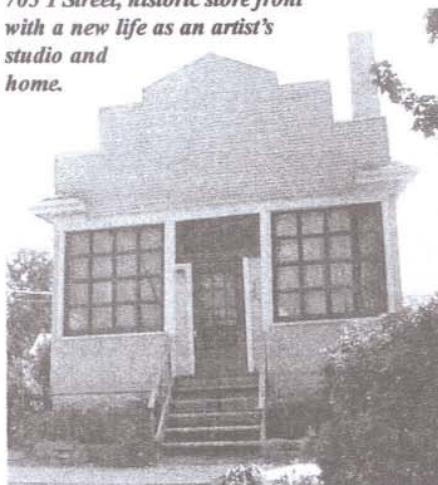
	City	North Bottoms
Population	191,972	1,277
% Minority	5.2%	14.6%
Households	75,402	525
% H H that are families	62.8%	41.0%
% Owner Occupied	58.4%	31.6%
% Owners in Home 5+ Years	63.4%	72.0%
Median Household Income	28,186	17,288
% Units built before 1940	20.2%	57.0%

Source: 1990 Census



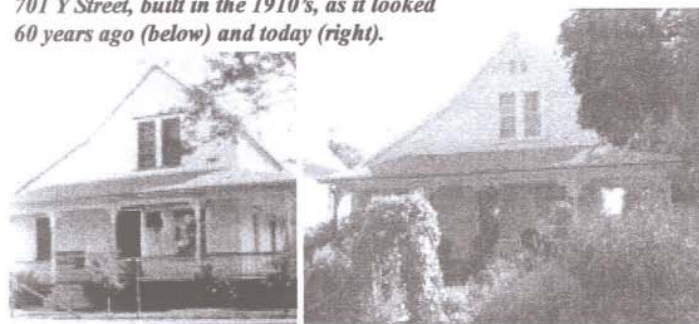
Rental housing on N. 9th Street at Charleston Street.

705 Y Street, historic store front with a new life as an artist's studio and home.



926 Claremont Street -- a well-maintained owner-occupied home.

701 Y Street, built in the 1910's, as it looked 60 years ago (below) and today (right).



Population and Housing

Unfortunately, detailed neighborhood level data is not yet available from the 2000 Census. However, 1990 Census data, although outdated, does provide some insight into the neighborhood's demographics. As the 2000 Census data becomes available, it will be compared with previous Census data to identify and update trends in the neighborhood.

The population of the neighborhood, based on the 1990 Census, was 1,277. The minority population was 14.6%, which is significantly higher than the overall city percentage. There were 567 housing units in the neighborhood in 1990, 68% were single-family detached units. 46% of the single-family detached units were renter-occupied, and 36% of all occupied units were owner-occupied. Home ownership declined in the neighborhood from 54.5% in 1980 to 36.5% in 1990.

Rental costs were near the City median. Older housing was still drawing fairly high rents in 1990, probably due to the area's closeness to the UNL campus.

The owner-occupants in the area were primarily long-term residents: 72% of the owners moved into their homes prior to 1979 and 41% prior to 1959. Many homeowners, in 1990, were elderly, comprising 46% of homeowners. In contrast, 33% were between the ages of 25 and 45.

While there was a base of long-term owner-occupants, a large portion of those owners was elderly. Eventually, most elderly home owners need to sell their homes. If those homes are purchased by investor-owners, the neighborhood makeup can change very quickly. In fact, residents believe that change is occurring. In short, the North Bottoms Neighborhood is in a transitional phase. While it is still perceived as a walkable neighborhood having a small, quaint village atmosphere, rich in history with a unique character, it has become a popular area for UNL students to reside. For an older, central neighborhood, poverty rates are relatively low, except for persons aged 19-24, for whom it is 60.4%, again reflecting the number of college students in the area. Poverty for college students is not generally viewed with as much concern since poverty is considered a short-term situation.

Housing is generally older in North Bottoms, with 57% built prior to 1939, compared to 20% for the city overall. Several additional elements present a challenge to the neighborhood's housing: transition to more rental units, elderly owners on fixed incomes, and short-term occupation by college students who have no connection to the area (they will be leaving soon so they "don't care" about the neighborhood). In addition, neighborhood residents are concerned about the over crowding of rental units, especially single family rentals. Many landlords rent to college students which often results in exceeding the legal zoning limit of three unrelated individuals per rental unit.

All of these elements cause deferred maintenance that contributes to decline in the housing stock. In fact, the Neighborhood Focus Area committee has identified overall decline in the area, particularly unkempt yards with junk and debris, overgrown weeds, and general housing deterioration. In addition to challenges to the neighborhood's housing, there are challenges created because of the differences of perceptions

and expectations of an older population of lifelong residents versus a younger, transient population of students.

Housing Conditions

Throughout 2000, the Urban Development Department worked with the County Assessor's Office to classify and map housing conditions for single family and duplexes in the city's older neighborhoods. This work was based on 1993 data. The results for the North Bottoms Neighborhood were reviewed by the neighborhood's Focus Area committee who were asked if the results still appeared valid today, given they were seven years old. The Committee agreed with the results, since they are used to identify trends rather than conditions of specific houses. The table (above, right) reveals that the majority of housing units are rated "fair." For owner-occupied housing, 70.1% are in this category, compared to 58.1% of investor-owned housing. Significantly, 34.1% of rental units are rated "fair to poor" in contrast to owner-occupied units where just 14.6% are rated "fair to poor."

In general, the greatest cluster of owner-occupied housing is located on the north side of New Hampshire, between 9th and 12th Streets and on Claremont between 9th and 14th Streets. This area also represents the best housing conditions, with the greatest number of houses rated "fair," "good to fair" and "good." In contrast, more rental units, again, in general, are located adjacent to the industrial area in the southern portion of the neighborhood and the conditions are generally worse, most in the "fair to poor" category.

Land Use and Zoning

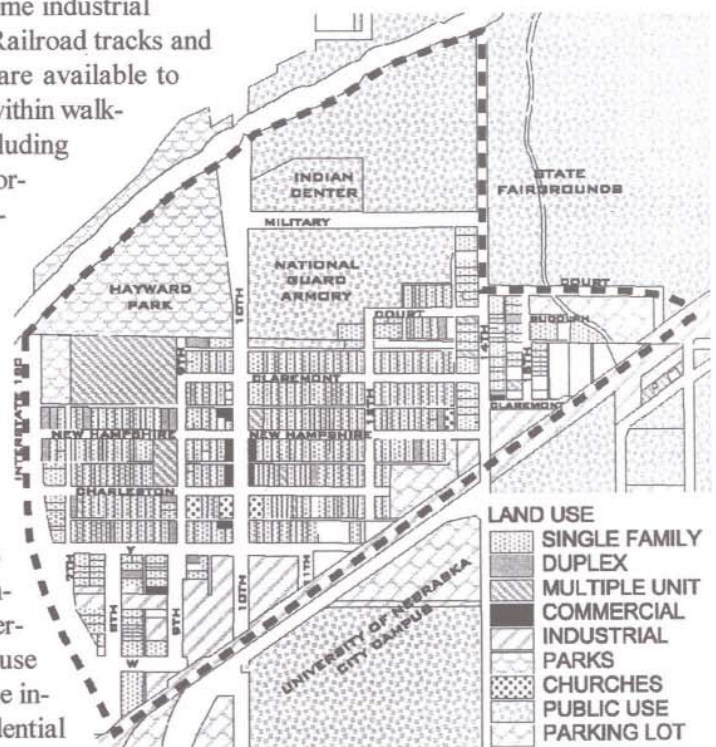
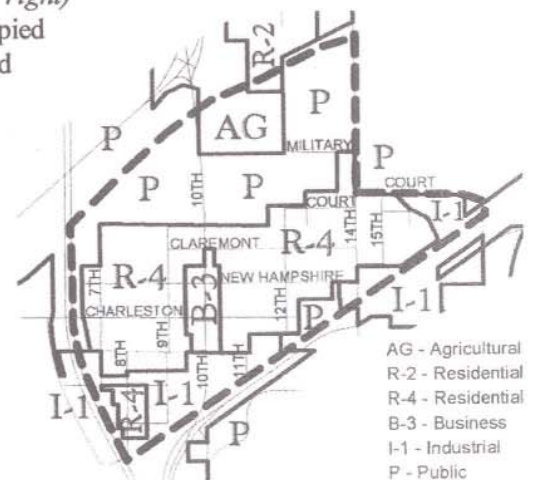
The majority of the neighborhood remains residential, with some industrial located to the south, along the Burlington Northern Santa Fe Railroad tracks and a commercial district located along 10th Street. Two parks are available to neighborhood residents, Hayward Park at 9th and Military and, within walking distance, Oak Lake Park. The National Guard complex, including the Armory, is located in the northern section of the neighborhood, as is the Indian Center, which offers a number of services including a Senior Center program.

Zoning is consistent with land use, with the majority of the neighborhood zoned R-4 residential. The area along the railroad tracks is zoned I-1 and contains the largest industrial land use in the neighborhood. A section of 10th Street is zoned B-3, consistent with the commercial uses located there.

The biggest land use issue facing the North Bottoms Neighborhood is the conflict between residential and industrial areas. The industrial area is old and, as a result, is not required to meet screening and buffering standards established in the zoning ordinance. In general, buffers between land uses, commercial/industrial and residential, are nonexistent, causing land use conflicts. The neighborhood is particularly concerned about the industrial use expanding and further encroaching into the residential area. As discussed in the housing condition section, housing adjacent

Rating	Owner Occupied	% of Total Owner Occupied	Investor Owned	% of Total Investor Owned	Total Housing Units	% of Total Housing Units
Excellent	1	.6	2	.9	3	.8
Good	4	205	4	1.7	8	2.1
Good to Fair	18	11.5	11	38.0	29	7.5
Fair	110	70.1	133	58.1	243	63.0
Fair to Poor	23	14.6	78	34.1	101	26.2
Poor	1	.6	1	.4	2	.5
Total	157		229		386	

Source: Urban Development Department, 1993 data



NORTH BOTTOMS NEIGHBORHOOD FOCUS AREA STRATEGIES

- ANTELOPE VALLEY ROADWAY AND AT GRADE INTERSECTION TO BE CONSTRUCTED AS PART OF CURRENT ANTELOPE ALLEY PROJECT
- BIKE/HIKING TRAILS ALONG SALT CREEK CONNECTING NEW BALLPARK PATHS TO THE WEST END OF THE SOUTH SPUR SUPERIOR STREET TRAIL AS PER PARKS & REC. PLANS.
- OAK LAKE PARK AND PLAYGROUND TO BE CONSTRUCTED AS PART OF OTHER LINCOLN PARKS AND RECREATION DEPT. PROJECT
- SIDEWALK IMPROVEMENTS AND ADDITIONAL LANDSCAPING ALONG NEIGHBORHOOD ENTRY FROM MILITARY TO CLAREMONT STREET
- LANDSCAPING/ TREES IN HAYWARD PARK
- STREETSCAPE IMPROVEMENT DISTRICT TO INCLUDE LANDSCAPING, SIDEWALK IMPROVEMENTS, AND LIGHTING IMPROVEMENTS. (ENCOURAGE 'PERIOD STYLE' STOREFRONTS ALONG 10TH ST. BUSINESS DISTRICT)
- BIKE PATHS ALONG CHARLESTON CONNECTING NEW BALLPARK PATHS TO EXISTING PEDESTRIAN OVERPASS INTO UNIVERSITY CAMPUS
- NIEGHBORHOOD ENTRY SIGNS AT KEY NEIGHBORHOOD ENTRY LOCATIONS (IMPROVEMENTS OF MINI-PARK ON SOUTHEAST CORNER OF 10TH & CHARLESTON TO BE IMPLEMENTED AS PART OF ENTRY SIGN PROJECT)
- LANDSCAPING IMPROVEMENTS AT VACANT PROPERTY AT 11TH & 'Y' STREETS
- LANDSCAPE SCREENING ALONG EAST SIDE OF INTERSTATE-180 EMBANKMENTS TO CREATE VISUAL, AND AUDIO BUFFER, TO BE IMPLEMENTED AS PART OF ENTRYWAY CORRIDOR BEAUTIFICATION STUDY

MAP LEGEND

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NEIGHBORHOOD ENTRY SIGNS

LANDSCAPING IMPROVEMENTS

I-180 LANDSCAPE SCREENING IMPROVEMENTS

STREETSCAPE IMPROVEMENT DISTRICT

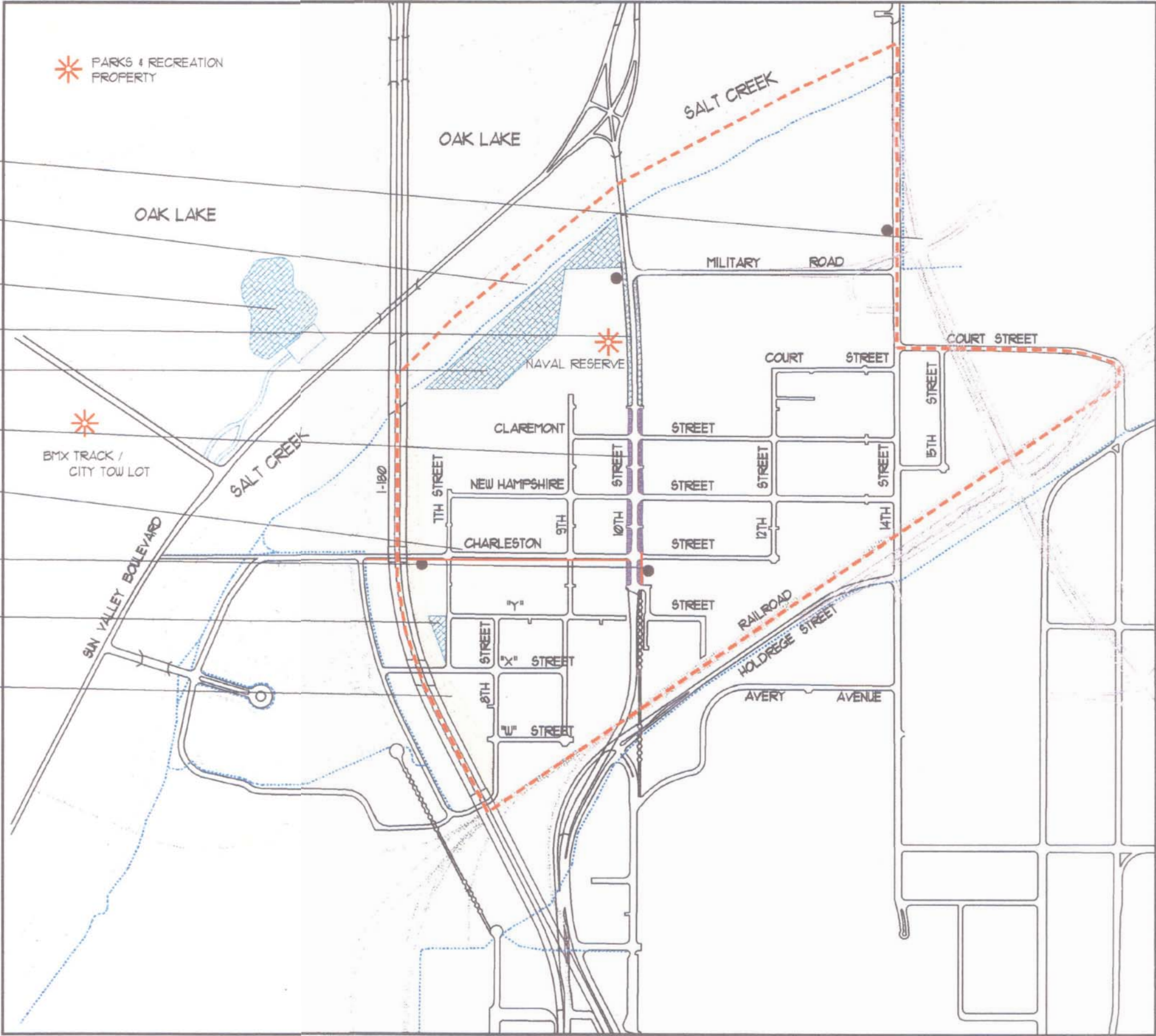
BIKE/ HIKE TRAILS AS PART OF THE NORTH BOTTOMS FOCUS PLAN

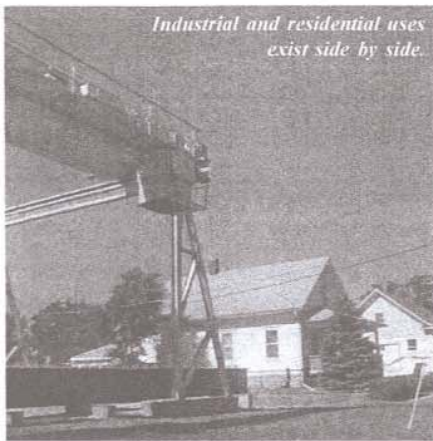
BIKE/HIKE TRAILS TO BE CONSTRUCTED AS PART OF OTHER CURRENT PROJECTS

NORTH BOTTOMS NEIGHBORHOOD BOUNDARY

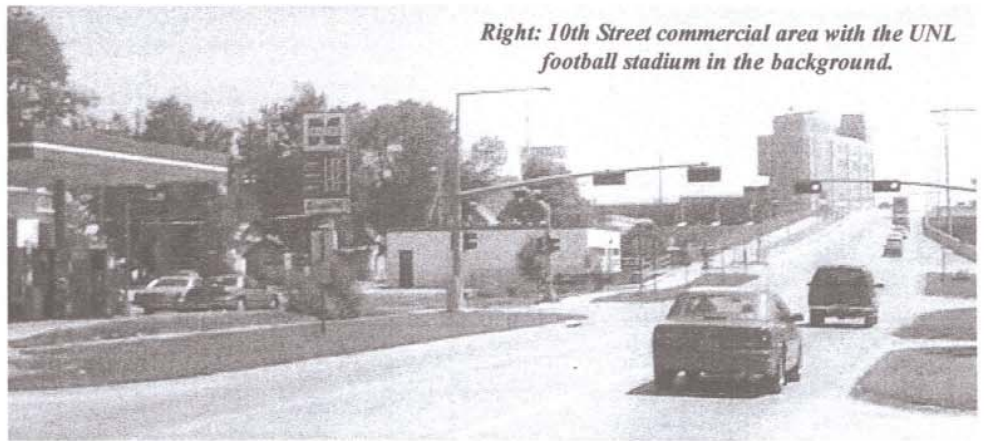
PEDESTRIAN OVERPASS

POTENTIAL BROWNFIELD SITES





Industrial and residential uses exist side by side.



Right: 10th Street commercial area with the UNL football stadium in the background.

to the industrial area is largely rental and in poorer condition than owner occupied housing to the north. Expansion of the industry into a residential area, with no buffers, generally contributes to blighting conditions and neighborhood deterioration.

The neighborhood is also concerned with the commercial district along 10th Street. While supportive of this commercial area, it shows signs of deterioration and the neighborhood would like to see improvements to the district.

In addition, the neighborhood is concerned with the condition of commercial and industrial uses in the area. While the City's housing code contains a housing maintenance ordinance that addresses on-going maintenance issues for residential areas (such as paint, debris and junk), the building code does not contain similar requirements for commercial and industrial uses. The lack of maintenance standards for these older commercial/industrial areas has contributed to deteriorating physical conditions, unsightly and unkempt sites, and an overall blighting influence on the neighborhood. This situation is not unique to the North Bottoms Neighborhood, but is one faced by several older, central neighborhoods in the city.

Another land use challenge in the neighborhood is the flood plain. The entire neighborhood is located in the flood plain, the majority in the 100 year flood plain with a smaller amount, adjacent to the railroad tracks, in the 500 year flood plain. Both the flood plain and the neighborhood's eligibility for historic district designation result in additional requirements for redevelopment and revitalization activities. These requirements create challenges for revitalization but are not insurmountable.



Antelope Valley Project

The Antelope Valley Project is a partnership between the City of Lincoln, the Lower Platte South Natural Resources District, and UNL to study and address storm water management, transportation and community revitalization in the core of the city. The impacts to the neighborhood are primarily related to an overpass planned to the south and west of the Devaney Center. This six lane elevated structure will extend over the BNSF railroad tracks and touch down on 14th Street and Military Road. As a result, train delays by Devaney will be eliminated, so residents entering the neighborhood from that direction will no longer be held up by trains. In addition, 14th Street will no longer be a through street to the south, into the campus area. This will have a positive impact to the residents along 14th Street, south of Military Road, since traffic will be significantly reduced.

Throughout the Antelope Valley Study process, the community has consistently identified community revitalization as the most important element. Supporting and stabilizing neighborhoods impacted by the project is a key component of community revitalization. As a result, the Antelope Valley partners will continue to work with North Bottoms Neighborhood to implement strategies to positively impact the area, particularly the continuation of bike trails, connecting the neighborhood to preexisting bike trails, and housing improvement programs.

Additional Issues

In 2000, the City of Lincoln, UNL and the private sector, came together to form a partnership to construct a new baseball/softball complex and bring a Northern League baseball team to Lincoln. As a result, a new baseball/softball complex was constructed immediately west of the North Bottoms Neighborhood. The facility, called Haymarket Park, is used by UNL for baseball and softball and is home to the Lincoln Saltdogs, a professional baseball team.

While many residents support baseball and the project, it did raise a number of concerns, particularly related to traffic and parking. Several meetings were held with the neighborhood, city staff, and baseball representatives to address their concerns. Several decisions were made, including gating Charleston, Vine and X Streets near 7th Street during games, transplanting unneeded trees from the baseball site to Hayward Park, paving X Street from 6th to 7th Street and installing a sidewalk, and rocking the rest of X street to the east from 7th to 9th. This will provide a means for Capital Steel trucks to enter and leave the neighborhood, keeping them off local neighborhood streets. The main entrance to the baseball park is off Sun Valley Boulevard, and Charleston Street, west of 7th Street, is reconfigured so that traffic from Sun Valley through the neighborhood is discouraged.

The baseball issue also brought to the forefront a number of other concerns held by neighborhood residents. Housing conditions, traffic, University student parties, parking on home football game days, and a sense of being neglected by the City and the University were major issues identified. Airing these issues, in large part, led to the partnership between the City and the North Bottoms Neighborhood to develop this Focus Area Action Plan. The result was positive physical improvements to the neighborhood and an improved relationship with the City, University and baseball staff.

North Bottoms Neighborhood Objectives

1. Maintain and improve the safety, cleanliness, peace and quiet of the neighborhood.
2. Preserve the unique historic character of the domestic architecture of the North Russian Bottoms.
3. Enhance and celebrate the neighborhood as a "walkable neighborhood" as one of the neighborhood's greatest assets and a key element in the perception of the neighborhood as a "quaint village."
4. Transform public perception of this neighborhood - from poorly maintained housing for students to an historic, desirable, perfectly located and intact neighborhood, inhabited by residents who are invested in its future, and work hard to protect its character.
5. Encourage the kind of investment in neighborhood properties that will maintain the historic quality of the architecture and bring a new vitality into the neighborhood, capitalizing on the neighborhood's location, nestled between the University, the Haymarket, the State Fairgrounds, the Devaney Center, downtown, Haymarket Park and Oak Lake.



Assets

- ❖ Sense of a "village atmosphere"
- ❖ A walkable neighborhood
- ❖ Safe
- ❖ Strong sense of community
- ❖ Historic architecture
- ❖ The people
- ❖ Walking distance to many nodes of activity
- ❖ Oak Lake
- ❖ Historic summer kitchen
- ❖ Quaint houses
- ❖ Architecture of churches
- ❖ Historic WSI Hall
- ❖ Recommendation for historic designation

Challenges

- ❖ Increase in rental units, overcrowding, slumlords
- ❖ Unkempt yards: junk & debris, cars parked in yards, couches on porches and overgrown weeds
- ❖ Deteriorated housing & unkempt yards giving neighborhood a bad image
- ❖ Traffic & traffic noise, especially:
 - Heavy apartment traffic on Claremont Street,
 - Traffic using Charleston Street to cut through the neighborhood from Sun Valley Boulevard to 10th Street,
 - Noise from Interstate 180
- ❖ Flood plain
- ❖ Large, unruly parties
- ❖ Need for more street lighting
- ❖ Land use conflicts with industrial uses
- ❖ Deteriorating commercial district
- ❖ Need for more pedestrian walkways, including safe bridges



NORTH BOTTOMS

Residential Goals	Actions	Schedule	Implementation
Rehabilitate existing housing stock	Provide funding for rehab of 20 owner occupied; 10 investor owned housing units	2002-2007	Urban Development
	Market available home improvement programs	2002-2007	Urban Development & Neighborhood Association
Promote home ownership	Develop a marketing/promotional package to encourage home buyers to purchase in the area.	2002-2007	Urban Development, Other Housing Non-Profits
Ensure the City's Minimum Housing Code is met	Evaluate existing housing stock to determine substandard conditions. Make appropriate referrals.	2002-2007	Urban Development, Building & Safety, Neighborhood Assn.
Assist with improvement of residential exterior sites	Provide funding for removal of dangerous secondary structures and trees	2002-2007	Urban Development
Reduce overcrowded housing conditions	Enforce existing code	2002-2007	Building & Safety

Commercial & Industrial Goals	Actions	Schedule	Implementation
Expand and enhance existing commercial area	Revitalize 10 th Street commercial area by completing streetscape, encouraging facade improvements to businesses.	2002-2004	Urban Development
Improve exterior appearance of commercial/industrial facilities, including buildings and sites	Enforce existing code, market facade program	2002-2007	Urban Development, Problem Resolution Team (PRT), Neighborhood Assn.

Transportation & Parking Goals	Actions	Schedule	Implementation
Provide a buffer from Interstate 180	Create landscaping buffer for sound barrier and to buffer lights from ball field	2006	Urban Development, Public Works & Utilities, Parks & Rec, NRD
Reduce, slow down residential and commercial traffic	Study traffic flow throughout the neighborhood. Complete traffic calming studies and implement solutions.	2002-2007	Public Works & Utilities
Improve parking issues on football game days	Explore parking restrictions including parking on 1 side of the street only, throughout the entire neighborhood, and other options.	2002-2003	Public Works & Utilities, Neighborhood Assn.
Improve traffic movement at New Hampshire and 10 th St.	Study solutions and implement	2002-2003	Public Works & Utilities, Neighborhood Assn.
Increase pedestrian safety on 10 th Street bridge by Military Road	Construct pedestrian walkway to provide safe access to Belmont shopping areas, construct sidewalk to the bridge	to be determined	Public Works & Utilities

Parks, Recreation & Green Space	Actions	Schedule	Implementation
Improve existing parks	Enhance mini-park on 10 th and Charleston to include North Bottoms Neighborhood sign.	2002-2003	Urban Development, Parks & Recreation
	Improve Oak Lake Park and playground	2002	Parks & Rec
	Improve lighting to make night use of Hayward Park more safe and secure.	2002-2004	Parks & Rec
	Address overflow parking issues at Hayward Park, including the possibility of paving the parking lot/street east of the park; define parking area.	2002-2004	Public Works & Utilities, Parks & Rec, Urban Development
Increase pedestrian/bike trails	Develop trails to and through the neighborhood, including a trail on Charleston, from 10 th to Oak Lake with streetscape amenities, to connect the Salt Creek trail with downtown	2002-2006	Public Works & Utilities, Parks & Recreation, Urban Development
Increase landscaping	Develop and implement landscaping plans along 14 th Street and at 7 th and "Y" Streets	2002-2006	Parks & Recreation, Urban Development

FOCUS AREA STRATEGIES

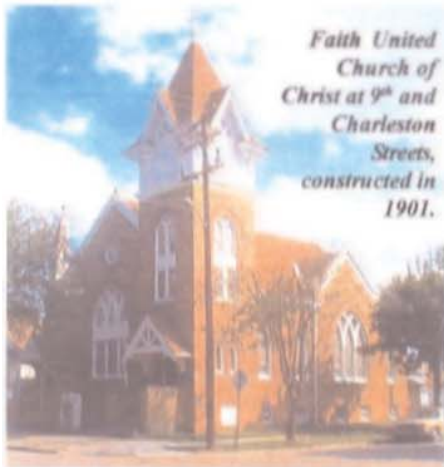
Land Use Goals	Actions	Schedule	Implementation
Explore historic designations	Pursue designation on the National Register of Historic Places for churches and for the entire neighborhood	2002-2006	Neighborhood Assn., Planning Dept.
Install neighborhood signs	Design and implement neighborhood signs at entrances	2002-2003	Urban Development
Improve conditions of public buildings and public areas	Improve the exterior of Public Building Commission owned buildings	2002	Urban Development, Public Building Commission
	Explore reuse of the vacant naval buildings and other public land, using Brownfields as one tool for clean up and redevelopment.	2002-2006	Urban Development, Public Works & Utilities, Parks & Rec
Prevent further industrial encroachment on residential neighborhood	Oppose expansion of industrial uses into residential areas	on-going	Neighborhood Assn., City Departments
Reduce land use conflicts	Encourage landscaping at Capital Steel for buffer at 7 th , 8 th , and 9 th Streets and at 10 th and Y Streets	2002-2006	Urban Development, Neighborhood Assn.
	Explore changes to B3 zoning district to provide better protection/buffers to adjacent residential areas and to protect residential areas from uses that conflict with the residential character of the neighborhood.	2002-2004	Urban Development, Planning Dept., Neighborhood Assn.
	If industrial uses move out of the neighborhood, encourage replacement with a green space buffer.	on-going	Urban Development, Planning Dept.
Consider reuse of houses for professional office space	Research zoning used in other cities for similar districts that allow these uses while maintaining the residential character of the neighborhood.	2002-2003	Urban Development, Planning Department

Infrastructure Goals	Actions	Schedule	Implementation
Improve deteriorated sidewalks	Complete survey of sidewalks then repair/replace sidewalks throughout the neighborhood	2002	Public Works & Utilities, Urban Development
Improve deteriorated alley surfaces	Complete survey of alleys and complete grading and rocking	2002	Public Works & Utilities, Urban Development, Neighborhood Assn.

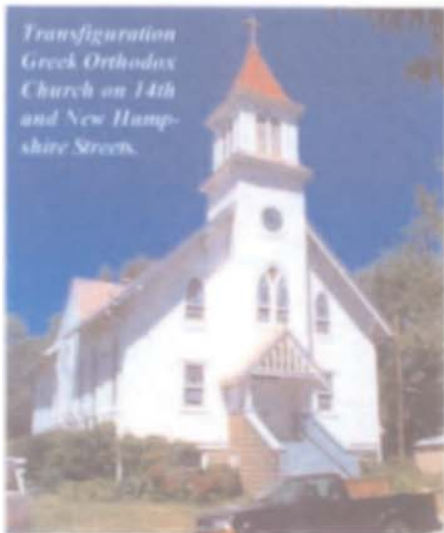
Crime & Security Goals	Actions	Schedule	Implementation
Improve security of the neighborhood's residents and properties	Improve/increase amount of street lighting throughout the neighborhood, including historic lighting	2002-2007	Urban Development, LES, Neighborhood Assn.
Change perception of a student party neighborhood	Continue to educate landlords, increase neighborhood reporting.	2002-2007	Lincoln Police Dept., Neighborhood Assn.

Environmental Goals	Actions	Schedule	Implementation
Abate solid waste problems including litter and upholstered furniture on porches	Encourage and support new legislation regarding garbage pick up requirements	2002-2003	Neighborhood Association
	Develop ordinance preventing upholstered furniture on porches.	2002-2003	Health Dept., Building & Safety, Law, Urban Development
	Implement clean up project for couches and other upholstered furniture on porches.	2002	Neighborhood Assn., Urban Development, Health Dept.
	Evaluate existing conditions for garbage and litter, make appropriate referrals	2002-2007	Health Dept., Neighborhood Assn.
Improve yard conditions	Enforce weed control ordinance	2002-2007	Neighborhood Assn., Weed Control
	Increase public education	2002-2007	Neighborhood Assn., Weed Control
Reduce number of cars parked in yards	Encourage neighborhood residents to report. Police must have a complaint to enforce existing code.	2002-2007	Neighborhood Assn., Lincoln Police Dept., Building & Safety

Below and to the Right: Known as the "three yellow houses," these houses were built in the 1900's as small, 2 room duplexes. Each held two families with bathroom facilities outside. Many immigrant families lived in one of these houses until they could afford to buy a home.



Faith United Church of Christ at 9th and Charleston Streets, constructed in 1901.



Transfiguration Greek Orthodox Church on 14th and New Hampshire Streets.

Highest Priorities:

- ❖ Improve housing conditions by enforcing the existing housing code, promoting homeownership, and eliminating overcrowded rental housing units.
- ❖ Enhance the neighborhood's walkability by promoting public safety for pedestrians.
- ❖ Reduce the number of cars parked in yards
- ❖ Eliminate upholstered furniture on porches
- ❖ Reduce trash and litter
- ❖ Curtail large, unruly parties
- ❖ Improve traffic circulation, parking and traffic noise

High Priority Special Projects:

- ❖ Expand the 10th Street commercial area and construct a streetscape on 10th Street, including facade improvements to commercial businesses.
- ❖ Build additional pedestrian / bike trails throughout the neighborhood.
- ❖ Design and construct neighborhood entrance signs.
- ❖ Install historic pedestrian scale lighting throughout the neighborhood.
- ❖ Increase overhead street lighting throughout the neighborhood.
- ❖ Develop additional public/private partnerships to expand resources needed to implement the Focus Area Action Plan strategies.



*Right: Hayward School was converted to condominiums in 1985.
Far Right: The WSI Hall at 1436 N. 10th Street has been the site of many community functions since it was built in 1927.*